



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# 1501 N Water St.

\$250,000 or \$10.00/ SF NNN



FOR SALE / LEASE

## 1501 N Water St.

Decatur, IL 62526

**6,140 SF**

**OFFICE/RETAIL**

**SALE PRICE**

\$250,000

**LEASE PRICE**

\$10.00/ SF NNN

**AVAILABLE SPACE**

6,140 SF

**LOT SIZE**

0.78 AC

**TAX PIN**

04-12-10-278-031

**ZONING**

B1- Neighborhood Shopping District

**YEAR BUILT**

1978

**PARKING SPACES**

41 Spaces

### PROPERTY DESCRIPTION

The subject property is currently set up for both medical and/or office space. The building was originally constructed in 1978 and had the roof replaced in 2025. The HVAC systems are also new in 2026. The building has a partial basement that is roughly 1,421 SF with a clear height of 8'. The building has three separate entrances and could be subdivided if desired. The building consists of five private offices, four exam rooms, three large open rooms, one large open area, one large kitchen area, storage room, six separate restrooms, and three separate lobby/reception areas.

### AREA DESCRIPTION

The subject property is centrally located in Decatur and on a main arterial road, which has around 10,900 vehicles per day. Decatur's major employers in the area are ADM, Decatur Memorial Hospital, Caterpillar, Decatur Public Schools and Millikin University.



**ZACH WETHERELL, CCIM**  
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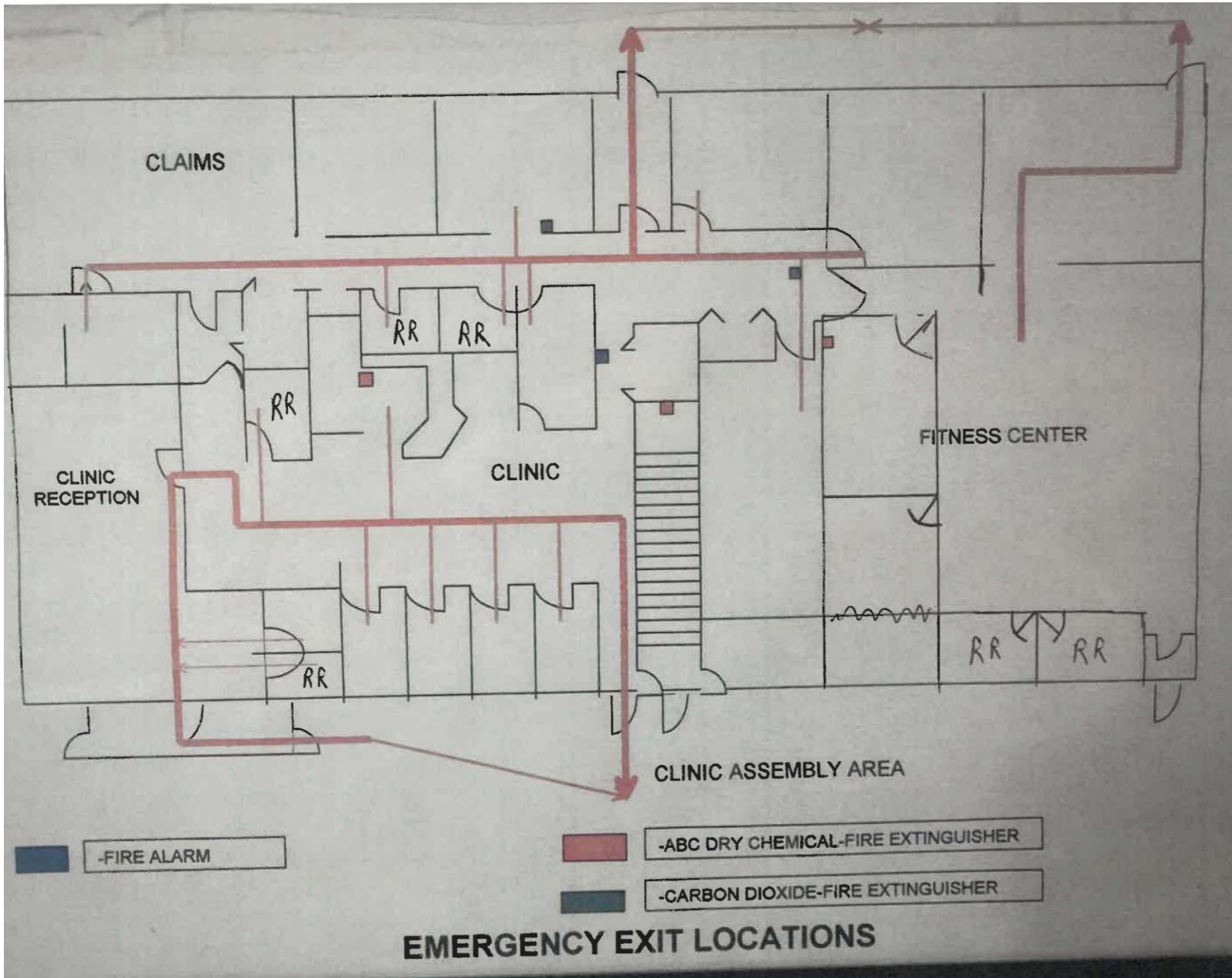
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**FOR  
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**FLOOR PLAN**



**ZACH WETHERELL, CCIM**  
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